

APPROVED MINUTES

VILLAGE OF ANTIOCH
BOARD OF TRUSTEES – REGULAR MEETING
Antioch Municipal Building: 874 Main Street, Antioch, IL 60002
Call In (312)626-6799 Access Code: 592-598-564
November 10, 2021

I. CALL TO ORDER

Mayor Gartner called the November 10, 2021 regular meeting of the Board of Trustees to order at 7:33 pm at the Antioch Municipal Building located at 874 Main Street, Antioch, IL and via Zoom.

II. ROLL CALL

Roll call indicated the following Trustees were present: Pierce*, Macek*, Pedersen, Burman and Dominiak. Also present were Mayor Gartner, Attorney Vasselli, Administrator Keim and Clerk Romine. Absent: Trustee Bluthardt.

**indicates attendance via Zoom*

III. Absent Trustees Wishing to Attend Remotely

No approval is needed for remote participation pursuant to the Governor's order.

IV. Mayoral Report

No report.

Citizens Wishing to Address the Board

Mr. John Draper, village resident, discussed the parking on Victoria Street. He asked again to have the no parking area to extend to his house. Mayor Gartner commented that the traffic calming committee meets on these issues and he can forward his request to that committee.

V. Consent Agenda

Trustee Pedersen moved, seconded by Trustee Burman, to approve the following consent agenda items as presented:

1. Approval of the October 27, 2021 Regular Meeting Minutes as presented.
2. Approval of Corporate Authorities Resolution for Heartland Bank and Trust and State Bank of the Lakes – *Resolution No. 21-77 & 21-78*
3. Approval of a Resolution Authorizing a Special Event Liquor License for the Village of Antioch Winter Wine Walk on January 22, 2022, waiving all fees - *Resolution No. 21-79*

Upon roll call, the vote was:

YES: 5: Pierce, Macek, Pedersen, Burman and Dominiak.

NO: 0.

ABSENT: 1: Bluthardt.

THE MOTION CARRIED.

VI. Regular Business

4. Consideration and approval of payment of accounts payable as prepared by staff – Trustee Pedersen moved, seconded by Trustee Pierce, to approve payment of accounts payable in the amount of \$1,025,504.68. There was a large payment to Peter Baker & Son Co. for the 2021 Road Program in the amount of \$715,754.56.

Upon roll call, the vote was:

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YES: 5: Pierce, Macek, Pedersen, Burman and Dominiak.

NO: 0.

ABSENT: 1: Bluthardt.

THE MOTION CARRIED.

5. Consideration and approval of an Ordinance amending Section 4-7-8 of the Village Code of Antioch regarding tattoo license requirements – Trustee Pedersen moved, seconded by Trustee Pierce, to approve **Ordinance No. 21-11-39** amending Section 4-7-8 of the Village Code of Antioch regarding tattoo license requirements, waiving the second reading. Upon roll call, the vote was:

YES: 5: Pierce, Macek, Pedersen, Burman and Dominiak.

NO: 0.

ABSENT: 1: Bluthardt.

THE MOTION CARRIED.

6. Consideration and approval of an Ordinance approving issuance of a Tattoo License to Black Chapel Tattoo to be located at 430 Lake Street – Trustee Pedersen moved, seconded by Trustee Pierce, to approve **Ordinance No. 21-11-40** approving issuance of a tattoo license to Black Chapel Tattoo to be located at 430 Lake Street, waiving the second reading. Upon roll call, the vote was:

YES: 5: Pierce, Macek, Pedersen, Burman and Dominiak.

NO: 0.

ABSENT: 1: Bluthardt.

THE MOTION CARRIED.

7. Consideration of a Resolution authorizing the submittal of a grant application for the US EPA Brownfields Cleanup Grant and Authorizing the Village to share 20% of up to \$500,000 of costs –

Administrator Keim discussed the property at Depot and Main, and the potential for a Brownfield Grant. He commented that it's a competitive grant, but thinks this project has a good chance for approval.

Mr. Gary Deigan, Deigan Associates, commented on all of the appropriate steps the Village has taken toward the grant. The draft grant application has been placed on the Village's website, which is required before the submittal of the application. This meeting is the opening of the public comment period on the draft Brownfield Grant application due December 1. The public can look at this draft and make comments in writing to the Village of Antioch. There were not any comments from the public at this time.

Trustee Pierce moved, seconded by Trustee Dominiak, to approve **Resolution No. 21-80** authorizing the submittal of a grant application for the US EPA Brownfields Cleanup Grant Authorizing the Village to share 20% of up to \$500,000 of costs and to open the public comment period. Upon roll call, the vote was:

YES: 5: Pierce, Macek, Pedersen, Burman and Dominiak.

NO: 0.

ABSENT: 1: Bluthardt.

THE MOTION CARRIED.

8. Consideration and approval of an Ordinance Amending Section 10-10-3 and Section 10-10-4 of the Municipal Code of Antioch regarding property uses in the Village Core District – Trustee Macek asked for a point of order before this item is brought to the floor. He asked if this was discussed regarding the location of the mayor's legal office with any staff member. Mayor Gartner said it was not, and added that he is actively attempting to relocate from that office.

Trustee Macek said the point of order would be a conflict with the mayor concerning the location of his legal firm's office. Attorney Vasselli commented that a point of order is a question in regards to a public procedure. He added that there is no valid point of order and no conflict.

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Trustee Dominiak moved, seconded by Trustee Pedersen to **approve Ordinance No. 21-11-41** Amending Section 10-10-3 and Section 10-10-4 of the Municipal Code of Antioch regarding property uses in the Village Core District, waiving the second reading.

Trustee Pierce does not support this, does not think this is appropriate to force retail only in the downtown, and foresees a number of variance requests. Trustee Macek agrees that there will be requests for variances and a potential for future litigation. He commented on the cost of rent dictating uses rather than village board restrictions. He also commented on the Planning and Zoning Board denial of this ordinance.

Trustee Pedersen supports this, and thinks it will attract more business and will make a viable downtown. Trustee Burman also supports this, but wants to make sure there is something that allows for wiggle room and an avenue for additional uses. Mayor Gartner said any existing businesses are grandfathered.

Trustee Dominiak read aloud the following letter into the record from local business owners:

As the owner of a retail business on Main Street in Downtown Antioch, we want to show our support for the restriction on the number of non- retail businesses located on the first floor of Main Street buildings. Our collective knowledge has shown us that most of our customers come to Antioch for a shopping experience, as they enjoy walking throughout our downtown and patronizing our many unique small businesses. When the first floor of a building is occupied by non-retail businesses it takes away from their shopping experience as well as takes away potential sales tax revenue for our town. When you have lots of retail options to choose from, you broaden that potential customer base, which in turn means potential for greater success of our current and future businesses. We want to have a superior experience for people walking, browsing, and lingering. Our goal is to get them to town and keep them here with our amazing businesses where they can see, touch, smell and taste all Downtown Antioch has to offer. We have a captive audience with customers who travel to Antioch and we should be capitalizing on that fact which cannot happen with non-retail storefronts on the first floor of our Main Street.

We hope that you consider voting to restrict the number of non-retail businesses and help to protect the unique shopping experience we have now and in the future.

Thank you for your time and consideration,

*Heather Fenzel - Family Heirloom Antiques 1098 Main Street
Ben Purrazzo Jr. - Family Heirloom Antiques 1098 Main Street
Christine Talaber- Inspired Home 959 Main Street
Jennifer Price- The Village Thrift Shop 910 Main Street
Laura Foster -Ms.Peddler's Boutique 901 Main Street
Angela Burns - Little Bean Coffee Co. 395 Lake Street
Heather Bauspies - Antioch Flower Shop 381 Lake Street
Anna Rosberg, The Latte Café & Bakery 1185 Main Street
Jane Marski - Hannah's Home Accents 414 Lake St.
Shannon Homan, Eric Powell, Dean Homan, Cory Smith - Xtreme Games 911 Main Street
Josie Taylor -Zanna Dunes 909 Main Street
Susie Kleiner - Leathers 4U, II. Inc
Shannon Wicinski, Copper & Lace, 893 Main St.*

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Ms. Jennifer Welch, as a business owner of the Village Thrift Shop in downtown Antioch, has watched new customers and sales double, and thinks it is due to the addition of the other new businesses that have opened in downtown. She commented on customer retention, and believes it could be higher when more stores are made available for visitors. She said she gets customers from all over, and sees Antioch in an uptrend of people coming in from out-of-town.

Trustee Macek agrees with the business owners, and commented on the existing businesses, and doesn't think building owners shouldn't have to lose a building because they don't have a buyer. He agrees we want a thriving downtown business, but said it takes a family to bring in people to shop.

Upon roll call, the vote was:

YES: 4: Pedersen, Burman, Dominiak and Mayor Gartner.

NO: 2: Pierce and Macek.

ABSENT: 1: Dominiak.

THE MOTION CARRIED.

9. Consideration and approval of the proposed concept for the vacant property located at Depot and Main Street – Administrator Keim said he is looking for a motion to approve the concept and move on to the design phase for the property located at Depot and Main Street.

Trustee Dominiak moved, seconded by Trustee Pedersen, to approve the preferred concept for the property at Depot and Main Street as presented by the Lakota Group. Upon roll call, the vote was:

YES: 5: Pierce, Macek, Pedersen, Burman and Dominiak.

NO: 0.

ABSENT: 1: Bluthardt.

THE MOTION CARRIED.

10. Consideration and approval of an Emergency Ordinance ratifying the Mayoral Declaration of Emergency relating to Coronavirus - Trustee Pedersen moved, seconded by Trustee Dominiak, to **approve Ordinance No. 21-11-42** ratifying the Mayoral Declaration of Emergency relating to Coronavirus, waiving the second reading. Upon roll call, the vote was:

YES: 5: Pierce, Macek, Pedersen, Burman and Dominiak.

NO: 0.

ABSENT: 1: Bluthardt.

THE MOTION CARRIED.

11. Determination of the amounts of money estimated to be necessary to be raised by taxation for the year of 2021 (collected in 2022) upon the taxable property in the Village of Antioch, pursuant to Section 18-60 of the Truth in Taxation Law – Trustee Pedersen moved, seconded by Trustee Pierce, to approve **Resolution No. 21-81** entitled "Determination of the amounts of money estimated to be necessary to be raised by taxation for the year of 2021 (collected in 2022) upon the taxable property in the Village of Antioch, pursuant to Section 18-60 of the Truth in Taxation Law.

Administrator Keim said this is a step to put the board and public on notice of our intent to levy taxes and the amount. The strategy is to levy high so it's sufficient to capture new construction homes. Attorney Vasselli commented on the required action pursuant to state statute.

Upon roll call, the vote was:

YES: 5: Pierce, Macek, Pedersen, Burman and Dominiak.

NO: 0.

ABSENT: 1: Bluthardt.

THE MOTION CARRIED.

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12. Consideration and approval of an Ordinance approving an Intergovernmental Agreement by and between the Village of Antioch and the Stormwater Management Commission of Lake County, Illinois – Trustee Pedersen moved, seconded by Trustee Dominiak, to approve **Ordinance No. 21-11-43** approving an Intergovernmental Agreement by and between the Village of Antioch and the Stormwater Management Commission of Lake County, Illinois, waiving the second reading.

Administrator Keim stated this agreement is necessary to enable the Village to proceed with DCEO funding of \$2.7 million of the stormwater and flood mitigation efforts for the project located at the property at Main and Depot. He thanked Attorney Vasselli for putting this together, and doesn't expect any substantive changes to the draft form of the document.

Trustee Macek discussed the match requirement of \$238,260. Administrator Keim responded that it is a pledged amount, but the remainder of the project, and all of the other funds spent toward this project count as a match. He added that the \$238,260 amount will not change, and is what the village is obligated to spend. The Village Board will also have an opportunity to award this project as it progresses. Mayor Gartner stated that the number spent by the Village doesn't obligate further funds. This will be a budgeted item in the next fiscal year budget.

Upon roll call, the vote was:

YES: 5: Pierce, Macek, Pedersen, Burman and Dominiak.

NO: 0.

ABSENT: 1: Bluthardt.

THE MOTION CARRIED.

VII. Administrator's Report

Administrator Keim wished everyone a happy thanksgiving.

VIII. Village Clerk's Report

No report.

IX. Trustee Reports

Trustee Pierce praised the police department on their efforts. He also asked Administrator Keim about the road program projects because he saw new equipment in Oakwood Knolls, and asked if more work is being done. Administrator Keim responded that there is a section that still needs to be completed in that subdivision.

X. EXECUTIVE SESSION – Personnel and Pending Litigation, Lease of Village Property, Collective Bargaining – Property Disposition/Acquisition and Personnel and Consultants. The Mayor and Board of Trustees did not go into executive session.

XI. ADJOURNMENT

There being no further discussion, the Village Board of Trustees regular meeting adjourned 8:14 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk